

BK 7690PG207

TRANSFER
TAX
PAID

63-95

WARRANTY DEED
(Statutory Short Form)
038186

James R. McIntyre and **Jean P. McIntyre**, whose mailing address is 12 Cleveland Place, Waterville, Maine 04901 for consideration paid, grant to **Bridgette M. Gemelli-Harris**, whose mailing address is 33 Central Avenue, Waterville, Maine 04901, with **Warranty Covenants**, the land in Waterville, Kennebec County, Maine bounded and described as follows, to wit:

TWO CERTAIN LOTS OR PARCELS OF LAND situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

PARCEL ONE:

Starting at a point in the easterly line of Central Avenue, where the southerly line of Park Avenue, extended in a straight line would intersect said easterly line of Central Avenue, said point being also three hundred and forty-three (343) feet northerly of the intersection of the northerly line of Walnut Street with the easterly line of Central Avenue; thence to the south along the easterly line of Central Avenue a distance of fifty-seven point five (57.5) feet to a point; thence at right angles, to the east a distance of one hundred (100) feet; thence at right angles to the north a distance of fifty-seven point five (57.5) feet; thence at right angles to the west a distance of one hundred (100) feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

1. No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises.
2. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecturing not over three feet, steps and windows are to be allowed on said reserved space.
3. No double decked porches may be built on any house.
4. Said dwelling house and garage shall cost not less than seventy-five hundred (\$7,500.00) dollars.
5. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street;
6. No animals of any kind shall be kept on the premises excepting however, household pets.

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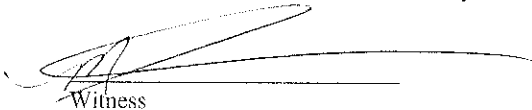
7. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

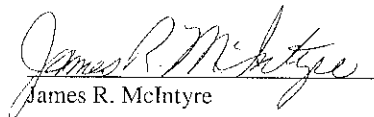
PARCEL TWO:

Beginning in the easterly line of Central Avenue at the northwesterly corner of a lot of land conveyed to John G. Beeh and Susie M. Beeh by Lewis Rosenthal; thence northerly in the easterly line of Central Avenue fourteen and eighty-eight one hundredths (14.88) feet to an iron pin driven in the ground; thence easterly about one hundred (100) feet to an iron pin marking the northeasterly corner of the lot of land conveyed by Rosenthal to Beehs; thence westerly in the north line of said lot of land one hundred (100) feet to the point of beginning. Being a triangular piece of land fourteen and eighty-eight one hundredths (14.88) feet on Central Avenue and one hundred (100) feet back.

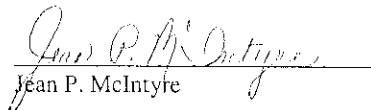
The above described Parcels of land being the same conveyed by Patrick W. Nesbitt and Michelle A. Nesbitt to James R. McIntyre and Jean P. McIntyre by deed dated December 2, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4293, Page 238.

Witness our hands and seals this 16th day of October, 2003


Witness


James R. McIntyre


Witness

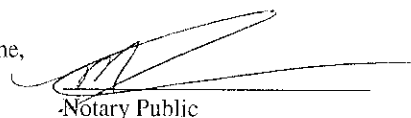

Jean P. McIntyre

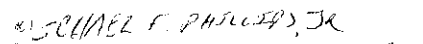
State of Maine
Kennebec, ss.

October 16, 2003

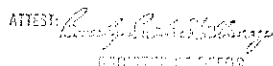
Personally appeared the above named James R. McIntyre and Jean P. McIntyre and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public


Printed Name ANTHONY J. P. P. P.
My Com. Exp. MBW 3219

RECEIVED KENNEBEC SS.
2003 OCT 17 PM 12:18

ATTEST: 
NOTARY PUBLIC